

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	10	- 33.3%	141	107	- 24.1%
Closed Sales	9	9	0.0%	131	98	- 25.2%
Median Sales Price*	\$620,000	\$1,061,000	+ 71.1%	\$700,000	\$875,000	+ 25.0%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	46	21	- 54.3%	32	24	- 25.0%
Percent of Original List Price Received*	98.3%	101.8%	+ 3.6%	102.2%	102.5%	+ 0.3%
New Listings	11	7	- 36.4%	165	129	- 21.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

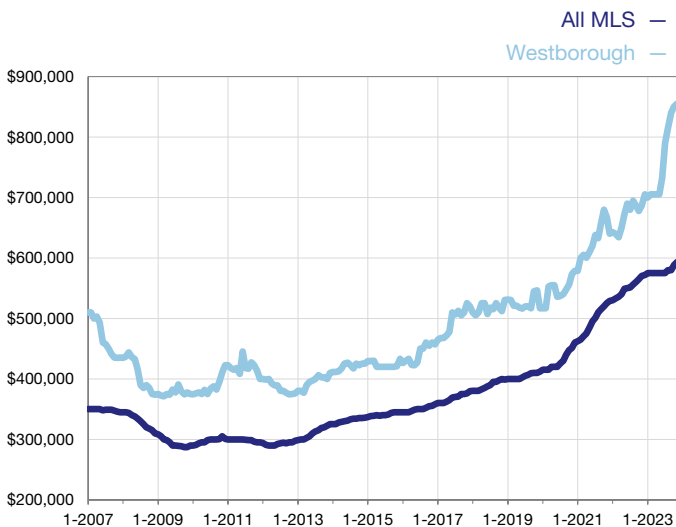
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	109	75	- 31.2%
Closed Sales	5	4	- 20.0%	96	75	- 21.9%
Median Sales Price*	\$240,000	\$492,500	+ 105.2%	\$453,200	\$500,000	+ 10.3%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	15	11	- 26.7%	31	33	+ 6.5%
Percent of Original List Price Received*	103.9%	102.3%	- 1.5%	101.6%	100.1%	- 1.5%
New Listings	10	6	- 40.0%	137	110	- 19.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

